



City of Manitowoc

900 Quay Street
Manitowoc, WI 54220
www.manitowoc.org

Meeting Agenda

Plan Commission

Wednesday, August 26, 2015

6:00 PM

Council Chambers

Pursuant to Section 19.84(2) and (3) of the Wisconsin Statutes, notice is hereby given to the public, to the Herald-Times-Reporter, the official newspaper of Manitowoc, and to those news media who have filed a written request for this notice that a meeting of the above-referenced will be held at the date, time and location listed above.

The above governmental body will meet to discuss and possibly take action on the agenda items set forth below.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

[15-879](#) Approval of the Minutes of the July 29, 2015 Meeting.

Attachments: [001 07-29-2015 plan comm minutes final](#)

IV. PUBLIC HEARING

[15-880](#) PC 19-2015 Creation of Project Plan and Boundary for Tax Incremental District #18.

V. PUBLIC INFORMATIONAL HEARING

[15-881](#) PC 26-2015 Midwest Assisted Living Partners II, LLC Tender Reflections - Manitowoc Memory Care request for a Conditional Use Permit to locate up to a 72 bed Community Based Residential Facility west of S.T.H. 42 and south of U.S.H. 151 (Calumet Avenue) in a "R-5" and "B-3" Zoning District.

Attachments: [002 PC 26-2015 CUP 8-26-2015 Plan Comm](#)

VI. REFERRALS FROM COMMON COUNCIL: None

VII. OLD BUSINESS

[15-882](#) PC 24-2014: Update Revision to Municipal Code Chapter 15.450 Sign Ordinance.

[15-883](#) PC 19-2013 Annual review of the Haven Conditional Use Permit at 1003 Marshall Street.

Attachments: [003 PC 19-2013 Haven CUP 8-26-2015 Plan Comm](#)

[15-884](#) PC 1-2015 Willow Spruce release of easement held over from last month.

Attachments: [004 PC 1-2015 Willow Spruce Easement 8-26-2015 Plan Comm](#)

[15-885](#) PC 27-2015 / 37-2006 Deed Restriction between Manitowoc Public Utilities & the City of Manitowoc for property on State Highway 310.

Attachments: [005 PC 27-2015 MPU Deed Restrict 8-26-2015 Plan Comm](#)

VIII. NEW BUSINESS

[15-886](#) PC 28-2015 Estate of Arland Lawrence: Petition for Direct Annexation, 2410 Hecker Road.

Attachments: [006 PC 28-2015 Hecker Rd Annex 8-26-2015 Plan Comm](#)

[15-887](#) PC 19-2015: Discussion and Possible Action on 2015 Creation of Tax Incremental District #18 and adoption of resolution.

Attachments: [007 PC 19-2015 TID 18 Docs 8-26-2015 Plan Comm](#)

IX. MISCELLANEOUS

A. Manitowoc County Activities: None

B. Certified Survey Maps (CSM):

[15-888](#) Lukas/Abbey Ridge Condominium/Abbey Ridge LLC: NE ¼, NW ¼ Section 18, Township 19 North, Range 24 East, City of Manitowoc.

[15-889](#) Burbey: SW 1/4 , SE ¼ and the SE ¼, SW ¼ and the NE 1/4, SW 1/4 ; Section 1, Township 19 North, Range 23 East, Town of Manitowoc Rapids.

C. Summary of Site Plans: From July 22, 2015 to August 21, 2015

[15-890](#) SP 8- 2015: Grape Grain and Bean; 1226 S. 35th Street; 2,226 sf building addition.

[15-891](#) SP 9-2015: 924 York LLC (Allie's) parking lot construction.

[15-892](#) SP 10-2105: Americollect: 1851 S. Alverno Road, parking lot construction.

D. Director's Report

X. ADJOURNMENT

If you need accommodations for this meeting, please notify the City Clerk's office at least 48 hours in advance of the meeting (or as soon as possible after the meeting is posted, if posted less than 48 hours prior to the meeting time) at 686-6950. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

Respectfully Submitted,

Paul Braun
Secretary

CAUTION TO PLAN COMMISSIONERS: The documents attached to this agenda are for your review in preparation for the City Plan Commission meeting to be held on the above date. Any discussion or communication between members of the Plan Commission by any means prior to the Commission meeting regarding these documents may be a violation of the open meeting laws.